

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Montgomery County

+ 43.8%

- 36.7%

+ 25.4%

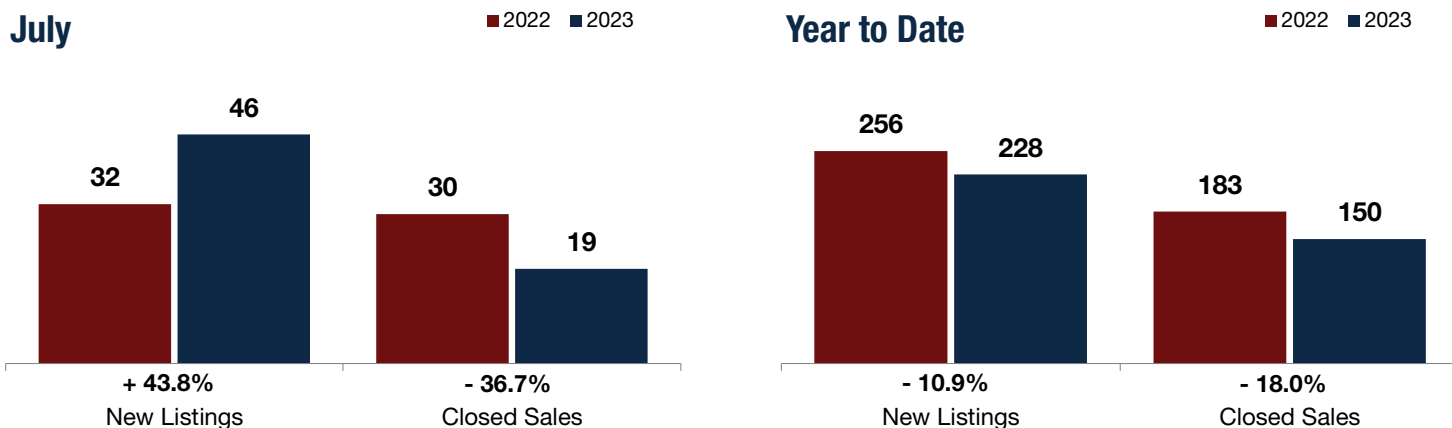
Change in
New Listings

Change in
Closed Sales

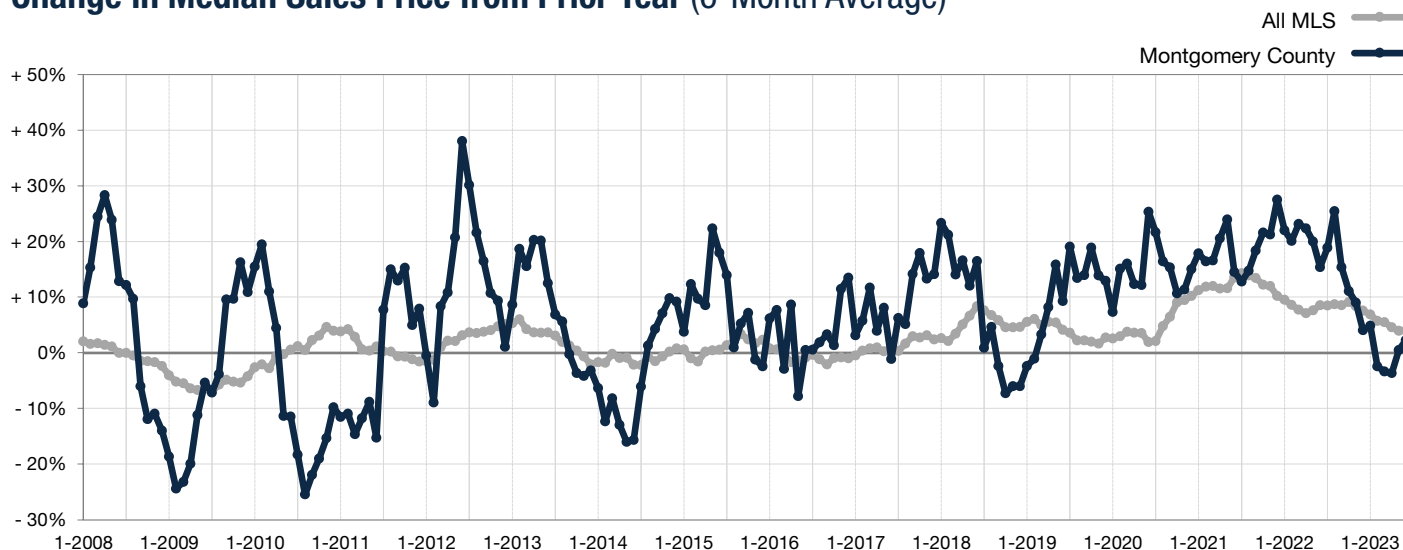
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	32	46	+ 43.8%	256	228	- 10.9%
Closed Sales	30	19	- 36.7%	183	150	- 18.0%
Median Sales Price*	\$175,500	\$220,000	+ 25.4%	\$170,380	\$175,000	+ 2.7%
Percent of Original List Price Received*	99.1%	102.1%	+ 3.0%	97.1%	95.3%	- 1.8%
Days on Market Until Sale	32	31	- 0.6%	44	48	+ 7.9%
Inventory of Homes for Sale	77	70	- 9.1%	--	--	--
Months Supply of Inventory	2.7	2.6	- 1.7%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.